CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 3-SG-03-C Related File Number:

Application Filed: 2/10/2003 Date of Revision:

Applicant: JAMES SCHAAD

Owner: JMP DEVELOPMENT CO, LLC



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: East side and northeast end of Pinex Ln., northeast of Walpine Ln.

Other Parcel Info.:

Tax ID Number: 80 J A 007 Jurisdiction: City

Size of Tract: 9.5 acres

Accessibility: Access is via Pinex Ln., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: North: Single-family and floodway / PR (Planned Residential) & F (Floodway)

South: Single-family and vacant land / PR (Planned Residential) and A (Agricultural)

East: Vacant land and floodway / A (Agricultural) & F (Floodway)

West: Single-family and floodway / PR (Planned Residential) & F (Floodway)

Proposed Use: Detached single-family subdivision Density:

Sector Plan: Northwest City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) & F-1 (Floodway)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Walnoaks - Unit 7

Batson, Himes, Norvell & Poe Surveyor:

No. of Lots Proposed: No. of Lots Approved: 27

Variances Requested: 1. Intersection grade variance on Road B at Pinex Ln., from 1% to 2%.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variance because the site's topography restricts compliance with the Subdivision

Regulations, and the proposed variance will not create a traffic hazard

APPROVE the Concept Plan subject to 10 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Staff Recomm. (Full):

Health Department.

2. Provision of street names which are consistent with the Uniform Street Naming and Addressing

System within Knoxville (City Ord. 0-280-90).

3. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Department

of Engineering.

4. Meeting all applicable requirements of the Knoxville Department of Engineering.

5. Prior to final plat approval, the minimum lot size of 6000 square feet outside of the floodway area for

each lot shall be verified using the surveyed subdivision boundaries and floodway boundary.

6. Place a note on the final plat that vehicular access to Lot 30 is to be from the internal street system only.

7. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of

Environment and Conservation.

8. Revise the concept plan to include a sidewalk on one side of Pinex Ln. in compliance with the

standards of the Knoxville Department of Engineering.

9. Meeting all requirements of the approved Use-on-Review development plan (6-L-96-UR).

10. A final plat application based on this concept plan will not be accepted for review by the MPC until

certification of design plan approval has been submitted to the MPC staff.

The applicant is proposing to subdivide the remaining acreage of Walnoaks Subdivision into 27 Comments:

detached single-family lots. Concept plan and use-on-review applications (6-SL-96-C & 6-L-96-UR) for Walnoaks Subdivision (Unit 5) were approved by the Planning Commission on June 13, 1996. The subdivision was approved for up to 48 lots. Final plats have been approved for 21 of the 48 lots. While the use-on-review approval for up to 48 detached units is still valid, the concept plan has expired. The

applicant is requesting a new concept plan approval for the remaining 27 lots.

A portion of Lots 30 - 39 and 44 - 46 include a floodway designation. All fill material for the building sites on those lots must be located outside of the floodway. Those lots must also have at least 6000

square feet of area outside of the floodway.

Since the property is within the Parental Responsibility Zone, sidewalks are required. While sidewalks were not included on the expired concept plan, it is Staff's recommendation that they be required with

this new approval.

MPC Action: Approved MPC Meeting Date: 3/13/2003

Details of MPC action:

Summary of MPC action: APPROVE variance because the site's topography restricts compliance with the Subdivision

Regulations, and the proposed variance will not create a traffic hazard

APPROVE the Concept Plan subject to 10 conditions

Date of MPC Approval: 3/13/2003 Date of Denial: Postponements:

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LEGISLATIVE ACTION AND DISPOSITION	
Legislative Body:	
Date of Legislative Action:	Date of Legislative Action, Second Reading:
Ordinance Number:	Other Ordinance Number References:
Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":

Amendments:

Date of Withdrawal:

Amendments:

Date of Legislative Appeal:

Withdrawn prior to publication?: \square Action Appealed?:

Effective Date of Ordinance:

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